

2014 Development Report



H I S T O R I C
F R A N K L I N
T E N N E S S E E

Compiled by the Department of Planning and Sustainability

www.franklinton.gov

Additional related resources include:

www.williamsoncounty-tn.gov

www.williamson-franklinchamber.com

www.visitwilliamson.com

www.census.gov

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2014 Development Report—Interesting Facts

- The City grew by an estimated 2.8% to a population of approximately 70,700.
- Based on the growth rate, the City is projected to have approximately 85,000 residents by 2020.
- In 6 years, that would be an additional 14,000 residents.
- 61.01 acres were annexed in 2014, bringing the total size of the city to 41.6 square miles.
- New residential developments approved this year totaled 1,469 units.
- 1,122 of the 1,469 dwelling units approved this year (76%) were apartments .
- Approximately 900 new residential units were constructed in 2014.
- 9,849 residential units are in pipeline for construction, which is almost a third of the City's existing housing stock (30,323).
- The City averages about 10,000 units in the pipeline in any given year.
- Over the last 10 years, about 7,500 dwelling units have been added to the City's housing stock.



2014 Development Report-Letter from the Mayor

Dear Franklin,

We are here at the end of another exciting year for our city. Franklin has continued to be a destination for people and families to live. We are a community that is recognized for its quality of life, as well as a destination for jobs.

It has been a busy year. Franklin was ranked 14th fastest growing city in nation. The city was also named “Best Southern Town” by *Garden and Gun* magazine. As one of the safest communities in Tennessee, Franklin witnessed an all-time low in crime.

City investment highlights include the completion of Mack Hatcher roadway improvements, the completion of a new Public Works Facility, and the completion of the Eastern Flank Battlefield Park improvements.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Ken Moore', with a stylized, flowing script.

Mayor Ken Moore, M.D.



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HISTORIC
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TENNESSEE

Table A:
Acreage Change Summary

Year	Acreage Added	Acreage Removed	Net Additional Acreage	Total Acreage in Franklin	Net Percent Annual Increase
Prior to 2000	-	-	19,484.19	19,484.19	-
2001	1,595.06	0.00	1,595.06	21,079.25	8.19%
2002	18.02	0.00	18.02	21,097.27	0.09%
2003	150.06	0.00	150.06	21,247.33	0.71%
2004	683.08	0.00	683.08	21,930.41	3.21%
2005	3,982.45	0.00	3,982.45	25,912.86	18.16%
2006	404.25	0.00	404.25	26,317.11	1.56%
2007	412.56	-372.45	40.11	26,357.22	0.15%
2008	193.42	0.00	193.42	26,550.64	0.73%
2009	18.51	0.00	18.51	26,569.15	0.07%
2010	0.00	0.00	0.00	26,569.15	0.00%
2011	0.00	0.00	0.00	26,569.15	0.00%
2012	5.56	0.00	5.56	26,574.71	0.02%
2013	5.28	0.00	5.58	26,580.29	0.02%
2014	61.01	0.00	61.01	26,641.30	0.23%
Since 2000	7,529.26	-372.45	26,641.30	26,641.30	33.15%

Source: Franklin Planning and Sustainability Department and Municipal Information Technology Department, Franklin, TN, December 31, 2014. Mathematical errors are due to rounding.

Table B:
2014 Base Zoning Changes

Zoning Ordinance No.	Description	Previous Zoning District	Base Zoning District	Acre	Adoption Date
Properties Zoned (Due to Annexation)					
2014-16	Tap Root Hills	County	SD-X (12.23/480,000/450)	61.01	8/26/2014
TOTAL				61.01	
Properties Rezoned					
2014-04	Hawkins Thomas Property	R-1	AG	7.64	7/8/2014
2014-18	Ovation	GC	SD-X (12.23/480,000/450)	77.70	8/26/2014
2014-22	Through the Green	SD-X (4/125,178)	SD-X (14/21,503)	33.25	9/23/2014
TOTAL				118.59	

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2014 . Note that as of 6/24/2014 the City of Franklin adopted an Ordinance 2013-46 that rezoned all properties that were previously RX (Residential Variety) to either SD-R (Specific Development -Residential) or SD-X (Specific Development -Variety)

Table C:
2014 Residential Developments Approvals

Development	Type	Total Units	RS	R2	RM Townhouse	RM Condominium	RM Apartment	RSP	Total Acreage	Open Space	Nonresidential SF	Gross Density
264 Natchez Street	FP	2	2	-	-	-	-	-	0.54	0.00	-	3.70
7007 Moores Lane Revision 1*	DP	16	-	2	3	-	-	11	-	-	11,000	-
Artesa Revision 1*	DP	1	-	-	-	-	1	-	-	-	-	-
Benelli Park	FP	11	11	-	-	-	-	-	5.06	1.37	-	2.17
Morning Pointe (Franklin Christian Academy)	DP	125	-	-	-	-	-	125	12.00	0.60	-	10.42
Ovation	DP	950	40	-	-	17	893	-	77.70	2.80	480,000	12.23
Riverbluff*	DP	-9	-9	-	-	-	-	-	-	-	-	-
Rolling Meadow Subdivision	FP	2	2	-	-	-	-	-	2.16	-	-	0.93
Spencer Creek Place, Revision 6	FP	2	2	-	-	-	-	-	3.62	0.00	-	0.55
Through The Green Revision 2*	DP	228	-	-	-	-	228	-	33.25	0.93	-	11.75
Tap Root Hills	DP	139	139	-	-	-	-	-	61.01	16.84	-	2.28
TOTAL	-	1,467	187	2	3	17	1122	136	195.34	22.54	491,000	-

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2014. Mathematical errors are due to rounding.

Plan Type Abbreviations:

DP=Development Plan

PP=Preliminary Plat

FP=Final Plat

Dwelling Unit Abbreviations:

RS=Single Family

R2=Duplex

RM=Multifamily

RSP=Residential Special Place

General Abbreviations:

ROW=Right of Way (i.e. Streets)

SF=Square Footage of Structure(s)

Notes: The n/a designation denotes that the information was not specifically identified on the concept plan. * denotes a change to a previously approved development plan. When there is a revision to an approved development plan and the total acreage did not change gross density was not listed

Table D:
Previously Approved Residential Developments
With Rezoning/Development Plan (Not Yet Constructed)

Residential Development	Year	Units Ap- proved	Dwelling Units by Housing Type				Total
			RS	R2	RM	RSP	
122 Second Avenue N	2006	23	-	-	23	-	23
7007 Moores Lane	2007	80	-	-	-	80	80
Artesa	2013	249	-	-	249	-	249
Avalon Square	2004	172	-	-	172	-	172
Berry Farms Chadwell Tract	2006	100	-	-	100	-	100
Berry Farms Reams-Fleming Tract	2006	400	-	-	400	-	400
Blossom Park	2013	26	26	-	-	-	26
Echelon	2013	169	87	-	82	-	169
Franklin Park	2013	350	-	-	350	-	350
Rucker Park	2012	30	-	-	30	-	30
Preserve at Echo Estates	2013	43	43	-	-	-	43
Ralston Row	2013	14	14	-	-	-	14
Riverbluff	2013	91	91	-	-	-	91
Simmons Ridge Rev 1	2010	240	240	-	-	-	240
Southwinds (Woodlands)*	1985	452	-	-	100	-	100
Village at West Main	2013	35	-	-	35	-	35
TOTAL		2,474	501	0	1,541	80	2,122

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2014

Dwelling Unit Abbreviations:

RS=Single Family

R2=Duplex

RM=Multifamily

RSP=Residential Special Place

Notes: Projects include those with zoning or rezoning, development plans, or preliminary plat approval by the Board of Mayor and Aldermen or Franklin Municipal Planning Commission, whichever is applicable. No building permits have been issued. Developments containing less than 10 lots are not shown.

*Southwinds has 352 existing units with 100 more approved but never built and has been inactive for more than 12 months.

Table E:
Residential Development Buildout Status

Development			Existing Units by Type					Remaining Units by Type				
Name	Year	Units Ap- proved	RS	R2	RM	RSP	Total	RS	R2	RM	RSP	Total
Amelia Park	2014	149	1	-	-	-	1	148	-	-	-	148
Avalon	2002	446	315	-	73	-	388	28	-	30	-	58
Berry Farms Town Center	2005	646	33	-	33	-	66	110	-	470		580
Breezeway	2005	139	84	-	-	-	84	55	-	-	-	55
Carolina Close	2007	28	25	-	-	-	25	3	-	-	-	3
Creekstone Commons Rev 1	2010	124	107	-	-	-	107	17	-	-	-	17
Dallas Downs (w Kendall Hall)	2008	357	343	-	-	-	343	14	-	-	-	14
Franklin Housing Authority Reddick	2010	114	-	-	49	-	49	-	-	65	-	65
General's Retreat	2005	47	-	-	41	-	41	-	-	6	-	6
Harlinsdale Manor	2006	15	6	-	-	-	6	9	-	-	-	9
Henley	2005	97	74	-	-	-	74	23	-	-	-	23
Highlands at Ladd Park	2005	1,046	340	-	-	-	340	706	-	-	-	706
Hurstbourne	2006	132	92	-	-	-	92	40	-	-	-	40
McEwen Rev 2	2009	950	-	-	370	-	370	-	-	580	-	580
McKays Mill**	1997	1,378	1,108	127	92	-	1,327	45	6	-	-	51
Nichols Bend (Lockwood Glen)	2008	624	24	-	9	-	33	283	-	308	-	591
Rizer Point	2012	95	20	-	4	-	24	51	-	20	-	71
Silver Grace (Fountains of Franklin)	2009	124	0	-	-	59	59	3	-	-	62	65
Stream Valley	2005	824	100	-	0	-	100	380	-	344	-	724
Through the Green Rev 1	2010	264	-	-	204	-	204	-	-	60	-	60
Tywater Crossing (Parrish Park)	2012	87	23	-	-	-	23	64	-	-	-	64
Treemont Estates	2005	14	6	-	-	-	6	8	-	-	-	8
Vandalia Park	2012	17	15	-	-	-	15	2	-	-	-	2
Westhaven*	2001	2,750	1,074	10	190	0	1,274	*	*	*	250	1,476
Water's Edge	2013	336	24	-	9	-	33	213	-	123	-	336
TOTAL		10,803	3,814	137	1,074	59	5,084	2,178	6	1,997	312	5,719

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31,

Dwelling Unit Abbreviations:

RS=Single Family R2=Duplex
RM=Multifamil RSP=Residential Special
y Place

Notes: Projects include those that have final plat or site plan approval, and are typically under development. Number of approved units is based on the concept plan or final plat. Developments containing less than 10 lots remaining to be built are not shown.

*Total number of units for Westhaven Subdivision does not include accessory units. Breakdown by dwelling-unit type for remaining units is unavailable.

**40 multifamily units in McKays Mill were approved in the Planned Commercial area, but the site plans approved for the commercial area did not include those units.

**Table F:
Existing Housing Stock**

Existing Housing Stock		
Type of Housing	# of Dwelling Units	% of Total Housing Stock
Single Family	17,543	58%
Manufactured Home	408	1%
Duplex	1,122	4%
Multifamily: Townhome/Condo	3,181	10%
Multifamily: Apartment	6,353	21%
Residential Special Place	1,716	6%
TOTAL	30,323	100%

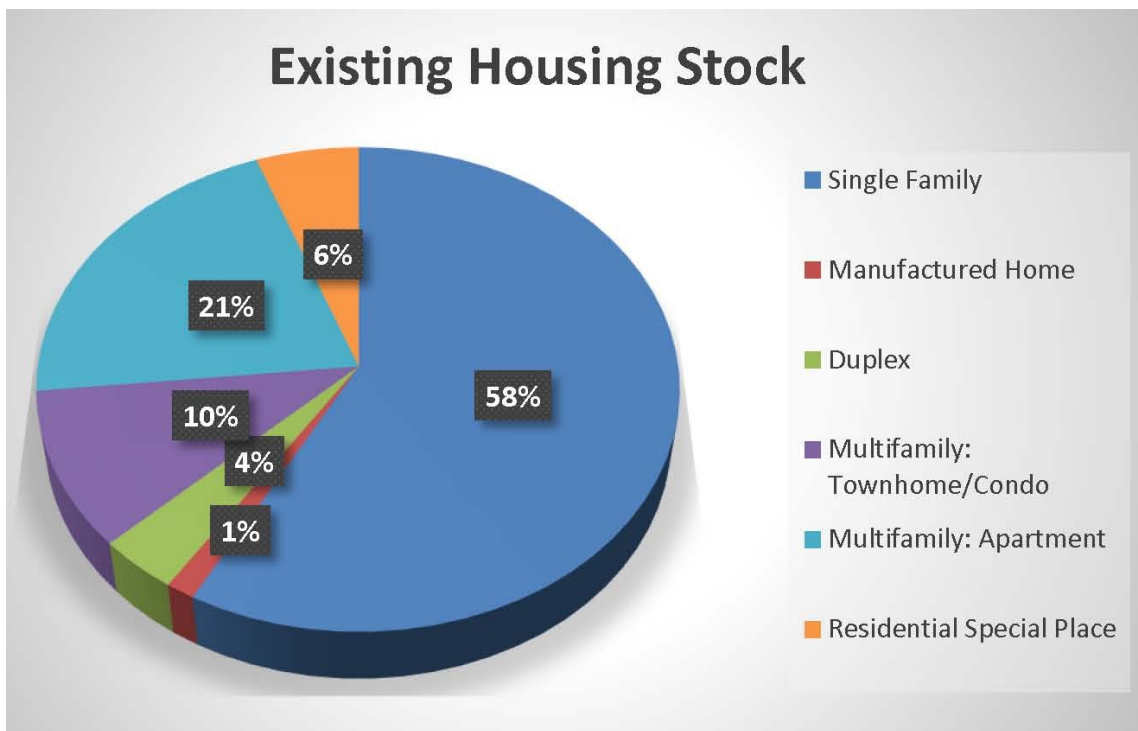
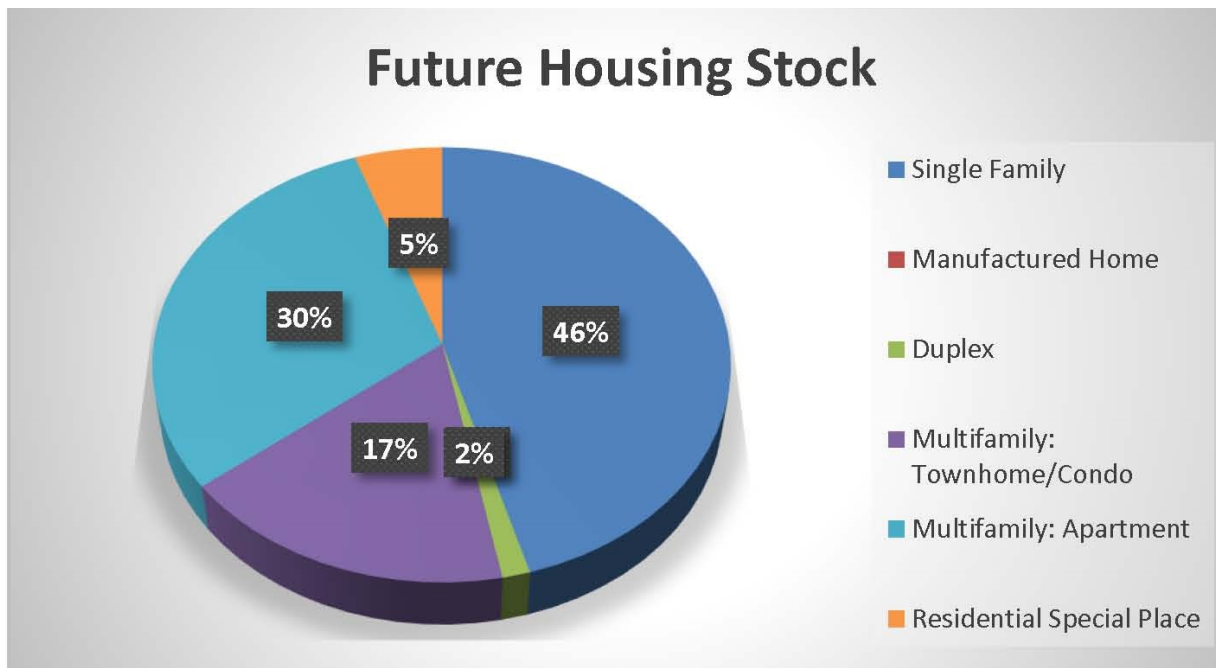


Table G:
Future Housing Stock (Approved Not Yet Constructed)

Future Housing Stock (Approved Not Yet Constructed)		
Type of Housing	# of Dwelling Units	% of Future Total Housing Stock
Single Family	4,502	46%
Manufactured Home	0	0%
Duplex	139	1%
Multifamily: Townhome/Condo	1,698	17%
Multifamily: Apartment	2,982	30%
Residential Special Place	528	5%
TOTAL	9,849	100%



Definitions:

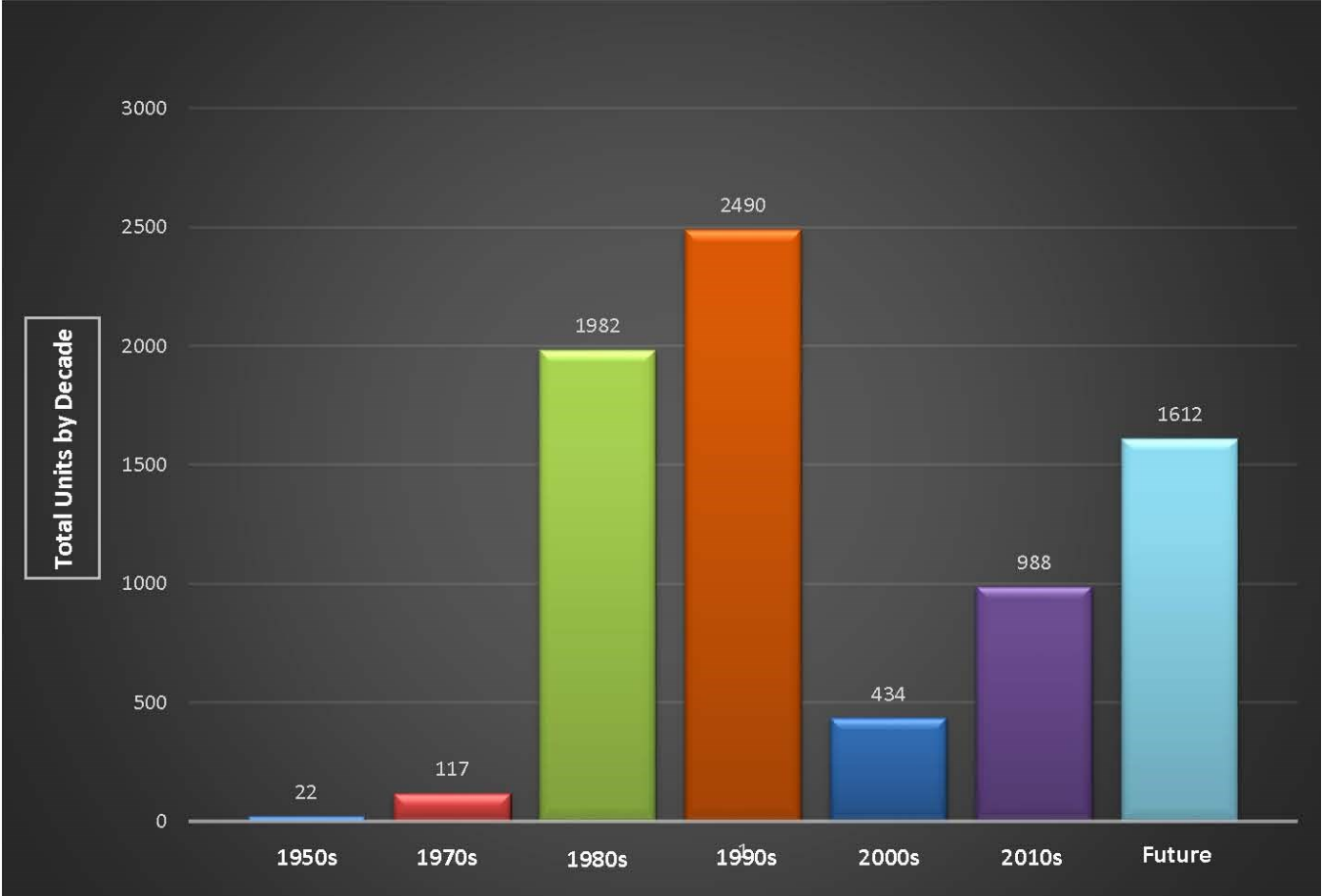
Apartment: A rental dwelling unit within a larger building or apartment complex.

Multifamily: Three or more attached dwelling units, including apartments, townhomes, and condos.

Total Housing Stock: All dwelling units in the city, including single family detached homes, duplexes, townhomes, condos, apartments, and residential special places (assisted living facilities, etc.)

Data as of December 31, 2014 by the Planning & Sustainability and Building & Neighborhood Services Depts.

Table H:
2014 Apartment Growth by Decade



Note: Number is units built by decade

Source: Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2014

Table I:
New Residential Building Permits by Year & Dwelling Type

Dwelling Unit Type	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	Total
Single Family	690	515	461	215	151	288	308	378	477	438	3,921
Duplex	61	70	20	33	0	-	-	-	-	-	184
Multifamily	163	234	119	323	8	21	733	214	283	302	2,400
Townhouse Units	-	-	68	32	9	35	29	54	56	60	343
Manufactured Home	0	0	0	0	0	0	0	0	0	0	0
TOTAL	914	819	668	603	168	344	1,070	646	816	800	6,848

Source: Franklin Building and Neighborhood Services Department and Franklin Planning and Sustainability Department, Franklin, Tennessee, December 31, 2014.

Note: In 2007, townhouse and mixed-use dwelling units began to be tracked separately from multifamily units. From 2008 to 2009, units were tracked as residential or other residential and have been individually evaluated as to the appropriate classification for this table. In 2010, Single Family (Detached), Townhouse (Single Family Attached), and Multifamily were tracked in the Building and Neighborhood Services Department with no individual evaluation required for incorporation into this table. (-) denotes a unit type was not tracked in the given year (see above discussion).

Table J:
Unincorporated UGB Residential Development Buildout Status

Residential Development	Year	Units Approved	Units Existing	Units Remaining
Belle Vista	2004	91	62	29
Chardonnay	2007	128	105	23
TOTAL		219	167	52

Sources: Franklin Planning and Sustainability Department and Williamson County Planning and Zoning Department, Franklin, TN, December 31, 2014.

Note: All units are single family dwelling units. Developments with less than 10 units remaining are not shown.

Table K:
Population Estimates—Past and Projected

Year	Month	Type	City of Franklin Population	Number Change	Percent Change	Unincorp UGB Population	Number Change	Percent Change
1980	April	Federal Census	12,407	3,003	32%	-	-	-
1990	April	Federal Census	20,098	7,691	62%	-	-	-
1995	April	Special Census	25,440	4,240	-	-	-	-
1997	April	Special Census	29,259	759	-	-	-	-
2000	April	Federal Census	41,842	1,542	-	-	-	-
2000	Dec	Estimate	42,100	258	0.6%	-	-	-
2001	Dec	Estimate	43,500	1,400	3.2%	-	-	-
2002	Dec	Estimate	45,800	2,300	5.0%	-	-	-
2003	Dec	Estimate	47,000	1,200	2.6%	-	-	-
2004	July	Special Census	46,416	-	-	-	-	-
2004	Dec	Estimate	52,300	5,300	10.1%	10,340	-	-
2005	Dec	Estimate	54,400	2,100	3.9%	10,423	83	0.8%
2006	June	Special Census	49,412	-	-	-	-	-
2006	Dec	Estimate	57,100	2,700	4.7%	10,500	77	0.7%
2007	Dec	Estimate	59,000	1,900	3.2%	10,200	-300	-2.9%
2008	July	Special Census	56,219	-	-	-	-	-
2008	Dec	Estimate	60,052	1,052	1.8%	10,213	13	0.1%
2009	Dec	Estimate	60,908	856	1.4%	10,292	79	0.8%
2010	April	Federal Census	62,487	-	-	-	-	-
2010	Dec	Estimate	61,774	866	1.4%	10,345	53	0.5%
2011	Dec	Estimate	63,771	1,997	3.1%	10,756	411	3.8%
2012	Dec	Estimate	66,172	2,401	3.6%	10,810	54	0.5%
2013	July	Special Census	66,370	-	-	-	-	-
2013	Dec	Estimate	68,776	2,604	3.8%	10,494	-316	-3.0%
2014	Dec	Estimate	70,737	1,961	2.8%	10,647	153	1.4%
2020	Dec	Projection	84,463	2,460	3.0%	11,102	77	0.7%
2030	Dec	Projection	113,511	3,306	3.0%	11,904	83	0.7%

Source: US Bureau of the Census and Franklin Planning and Sustainability Department, Franklin, TN, December 31, 2014.

Notes: The City's projected growth rate based on the known median of estimates since 2000, excluding outliers. The UGB projected growth rate based the known median of estimates since 2004, excluding the population decrease in UGB in 2007 due to annexation of existing subdivisions. Population decreases in the Special Census numbers are due to nonresponse rates. In 2011, the UGB and City growth rate is inflated due to the use of new multipliers for vacancy and occupancy, which are based on the 2010 Federal Census figures.

Table L:
Population Projection Summary

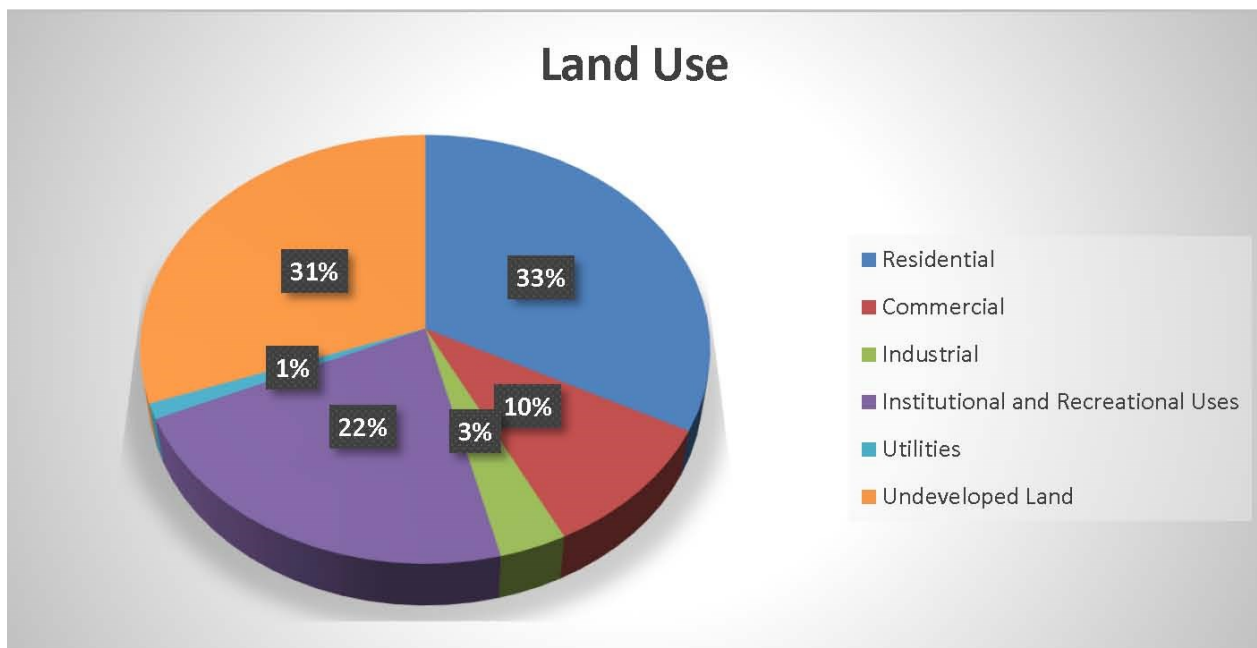
Current Population Estimates	ESTIMATE
2014 City of Franklin Population estimate based on number of dwelling units, average household sizes and occupancy rates by dwelling type	70,737
2014 Unincorporated Franklin UGB Population estimate based on number of dwelling units, average household sizes and occupancy rates by dwelling type	10,647
2014 Franklin and UGB Population estimate based on number of dwelling units, average household sizes and occupancy rates by dwelling type	81,384
2020 Population Projections	2020 PROJECTION
Franklin and UGB Accepted Conservative 2020 Estimate	82,000
City of Franklin Projected at 3% Population Growth Rate (Known average since 2000, excluding outliers)	84,463
Unincorporated Franklin UGB Projected at 0.7% Population Growth Rate (Known average since 2004, excluding the population decrease in UGB in 2007 due to annexation of existing subdivisions)	11,102
Franklin and UGB Based on 3% City and 0.7% unincorporated UGB growth rates	95,565
2030 Population Projections	2030 PROJECTION
Franklin and UGB Accepted Conservative 2030 Estimate	105,350
City of Franklin Projected at 3% Population Growth Rate (Known average since 2000, excluding outliers)	113,511
Unincorporated Franklin UGB Projected at 0.7% Population Growth Rate (Known average since 2004, excluding the population decrease in UGB in 2008 due to annexation of existing subdivisions)	11,904
Franklin and UGB Based on 3% City and 0.7% unincorporated UGB growth rates	125,415

Sources: Franklin Planning and Sustainability Department and Williamson County Planning and Zoning Department, Franklin, TN, December 31, 2014. Mathematical errors are due to rounding.

Table M:
2014 City of Franklin Land Use Overview

Use	Acreage	General Information
Residential	7,615	Includes Estate Residential, Detached and Attached Residential, Manufactured Homes, Mixed Residential
Commercial	2,328	Includes Office, Commercial, Retail, Mixed Use, Mixed Nonresidential
Industrial	817	Includes Light Industrial and Heavy Industrial
Institutional and Recreational Uses	5,171	Includes Parks, Open Space, Churches, Governmental Buildings, Recreational Facilities
Utilities	271	Includes Utility Headquarters, Pump Stations, Electrical Substations
Undeveloped Land	7,129	Includes Vacant Properties and Agricultural Uses

Source: Franklin Planning and Sustainability Department and the Franklin Municipal Information Technology Department, Franklin, TN, December 31, 2014. Mathematical errors are due to rounding.



Map 1: Residential Development

As of December 31, 2014

Legend

Residential Approvals (Not Yet Constructed)

Residential Developments Under Construction

Streets

Parcels

City Limits

FRANKLIN DISCLAIMER
This map was created by the City of Franklin Planning Department and was compiled from the most accurate information available. The City is not responsible for any errors or omissions contained herein. All data and materials Copyright © 2015. All Rights Reserved.

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Map 2: General Land Uses

As of December 31, 2014

Land Use

- Vacant
- Agriculture
- Recreation/Open Space
- Residential Estate
- Residential Single Family
- Residential Duplex
- Residential Multifamily
- Mixed Residential
- Office
- Commercial
- Retail
- Mixed Nonresidential
- Mixed Use
- Civic/Institutional
- Utilities
- Industrial



0 0.5 1 2 Miles

